



RESIDENTIAL APPLICATION

(PLEASE PRINT CLEARLY)

Date of Application: _____

Permit #: _____

Address: _____ Subdivision: _____ Sect: _____ Lot: _____ Block: _____

Type of Structure: _____ Total Sq. Ft: _____ Value: _____

Of Stories: _____ Property within flood plain? Y/N Flood Zone: _____ Base Flood Elevation: _____

Is this construction: New Remodel Addition Is the Master Plan on file? Yes No Plan # _____

Owner: _____ Contractor: _____

Contractor Address: _____

Contractor Email: _____

Contact Person: _____ Phone: _____ Fax: _____

Contractors: (Must be registered with the City of Leander)

Electrical Contractor: _____

Plumbing Contractor: _____

Mechanical Contractor: _____

- Permits will not be issued without Contractors being listed on application.
- Double permit fees will be charged for starting work prior to issuance of permits.
- Along with set of plans, you must attach a plot plan, foundation plan and Rescheck to your application.
- If any portion of the lot is within the floodplain you must obtain a flood zone permit.
- All reinspection fees must be paid prior to the building final being approved.
- No occupancy is allowed until all final inspections have been approved. (Penalty of Double permit fees will be charged)
- Must meet the requirements of the City of Leander Landscape and Tree Ordinance.
- A fire sprinkler system approved by the National Fire Protection Agency shall be installed in any residential building three or more stories in height, 35 feet or more in height measured from the top of the foundation slab, or larger than 6,000 square feet (including heated and cooled areas and garage areas). For residential buildings three or more stories in height, the fire sprinkler system shall be installed on all stories above the second story. The definition of "story" set forth in the International Building Code shall apply to this subsection.
- The Building Inspection Department is not responsible to ensure that your structure is in compliance with all legal requirements and regulation that apply to your property. It is your responsibility to ensure that your property complies with all applicable legal requirements and regulations.

PLEASE ALLOW 10 WORKING DAYS FOR CITY PROCESSING

Signature

Date

Permits Division, P.O. Box 319, Leander, Texas 78646-0319
Ph. (512) 528-2752, permits@leandertx.gov, <http://www.leandertx.gov>

FOR CITY USE ONLY BELOW THIS LINE

Approved Rejected By _____ on _____

Resubmitted and reviewed

Approved Rejected By _____ on _____

Comments:

Permit Fees:

Building: _____ sq. ft X \$0.15= _____ or \$40.00 (Minimum)

Plumbing: _____ sq. ft X \$0.15= _____ or \$40.00 (Minimum)

Electrical: _____ sq. ft X \$0.15= _____ or \$40.00 (Minimum)

Mechanical: _____ sq. ft X \$0.15= _____ or \$40.00 (Minimum)

Plan Review (up to 3000 sq. ft) \$50.00 w/o Master - \$20.00 w/Master \$ _____

Plan Review (3000 sq. ft or greater) _____ sq. ft X \$0.05 per sq. ft \$ _____

Temporary Meter Loop: \$ 40.00

Permanent Power: \$ 40.00

Gas (if applicable): \$ 40.00

Additional Fees:

Utility Tap Fee Water: \$ _____

Wastewater: \$ _____

Water Deposit: \$ _____

Other: \$ _____

Impact Fees:

Water: \$ _____

Wastewater: \$ _____

Total Permit fee: \$ _____

Application Complete Date: _____ By: _____



General Guidelines for Obtaining Residential Building Permits

To help expedite the plan review and permit approval process the following general guideline is provided. Please feel free to contact the Building Inspection Dept. at 528-2752 for specific questions.

Residential Projects: One (1) set of plans.

**** Approved set of plans will not be returned to applicant for Residential Projects****

All submittals need to include the following information:

- Completed Residential Building Permit Application
- Complete and Accurate Address
- Plot plan of the lot
- Must indicate the location of the building on the lot with set back dimensions, all easements affecting the lot
- Proposed parking and drainage details
- Site Plan & Details
- ResCheck Form (Energy Conservation Code)
- Engineered Foundation Plan & Details
- Floor Plan & Details
- Wall Construction Plan or Cross Section Details
- Roof Plan & Details or Truss Specifications
- Other Pertinent Structure Details
- Elevations
- Electrical Plan & Details
- Plumbing Plan & Details
- Mechanical Plan & Details

Depending upon the project additional data may be required (i.e, details, computations, stress diagrams, soil analysis, handicap requirements, engineer/architect/surveyor seals, electrical riser/diagrams/calculations/analysis, etc.).

****Flood Zone- Must comply with City and Federal Regulations, if applicable****

RESIDENTIAL- ELECTRICAL SUBMITTAL OUTLINE

The following minimum requirements shall be included in the documents when submitted to the City of Leander for plan review.

- Power, Lighting, and Equipment Layout.
- Locate GFCI receptacles
- Electrical Notes on plans to substantiate items.
- Locate smoke detectors.
- All documentation shall be submitted as integral part of the plans. All additional and revised documentation shall be submitted as an integral part of the plans and must also show Engineer's stamp, must be submitted on the same size and type of material as the original plans. (No papers to be stapled, taped, glued, clipped, etc., to the plans as documentation)

RESIDENTIAL- PLUMBING SUBMITTAL OUTLINE

The following minimum requirements shall be included in the documentation when submitted to the City of Leander.

- Show Plumbing Layout

RESIDENTIAL- MECHANICAL SUBMITTAL OUTLINE

The following minimum requirements shall be included in the documentation when submitted to the City of Leander.

- HVAC Locations
- Indicate Gas or Electric

ATTENTION: CONTRACTORS AND PROPERTY OWNERS

Approval of permits by the City of Leander does not exempt you from complying with current or future federal, state, or regional development requirements.

For your assistance we are providing the following contacts to answer your questions or concerns.

Inspections & Permits

www.leandertx.org (most applications are available online)

(512) 528-2823 – Janet L. Gallagher: Building Official

(512) 528-2744 – Al Hamilton: Senior Building Inspector

(512) 528-2869 – Linda Alger: Senior Building Inspector

(512) 528-2868 – Jack McDermott: Inspector

Vacant -Plan Reviewer

(512) 528-2823 – Carla Woods: Commercial Permits Clerk

(512) 528-2752 – Stefanie Brown: Residential Permits Clerk

(512) 528-2742 – Stephen Oldham: Code Enforcement

(512) 528-2884 – Alma Trevino: Code Enforcement

(512) 528-2748 – Inspection Request Line

Community Development

Planning – (512) 528- 2750

Engineering – (512) 258-2766

Williamson County Health District

Private Sewage Facility (i.e., septic tanks) – (512) 943-3620

U.S. Department of Energy (ResCheck Form/Information)

www.energycode.gov

Federal Emergency Management Agency (FEMA)

Flood Plain Information, (i.e., elevation certificates) – 1-800-638-6620

Texas Commission on Environmental Quality (TCEQ), formerly TNRCC

Drainage Issues – (512) 239-1000

U.S. Fish & Wildlife Services – (512) 490-4390

- Habitat/Endangered Species
- Caves